

Planning \$ <u>100</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO <u>666309</u>
FILE # _____

**PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

*4 places*

\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*

BLDG ADDRESS 474, 476, 478, 480 Haverhill TAX SCHEDULE NO. 2343-181-00-000000000000000000

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0-0-0

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 0-0-0

(1) OWNER Grand Junction Pipe & Supply Co. NO. OF DWELLING UNITS  
 BEFORE 0-0-0 AFTER: 0-0-0 CONSTRUCTION

(1) ADDRESS P.O. Box 1849

(1) TELEPHONE 243-4604 NO. OF BLDGS ON PARCEL  
 BEFORE 0-0-0 AFTER: 0-0-0 CONSTRUCTION

(2) APPLICANT Grand Junction Pipe & Supply Co. USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS P.O. Box 1849 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 243-4604 9' High Wall

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\*\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*\*

ZONE I-2 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Parking Req'mt \_\_\_\_\_  
 Special Conditions: 5' inside property line

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_  
 Census Tract 7 Traffic Zone 99 Annx # \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 3-4-98

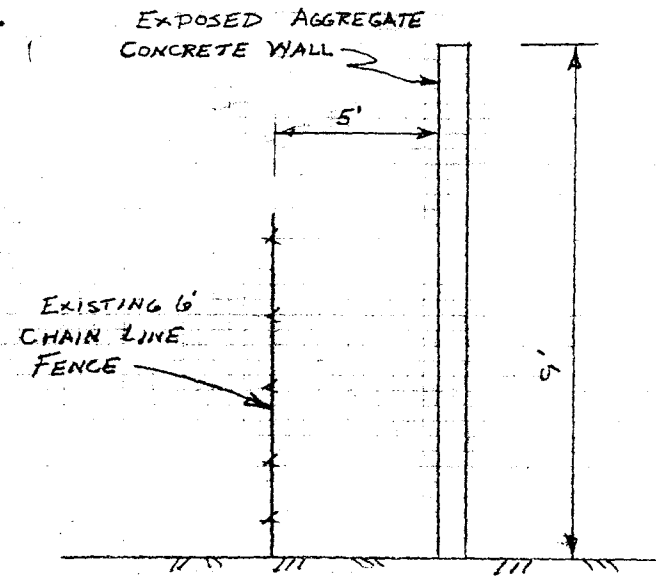
Department Approval [Signature] Date 3-4-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No \_\_\_\_\_

Utility Accounting [Signature] Date 3-4-98

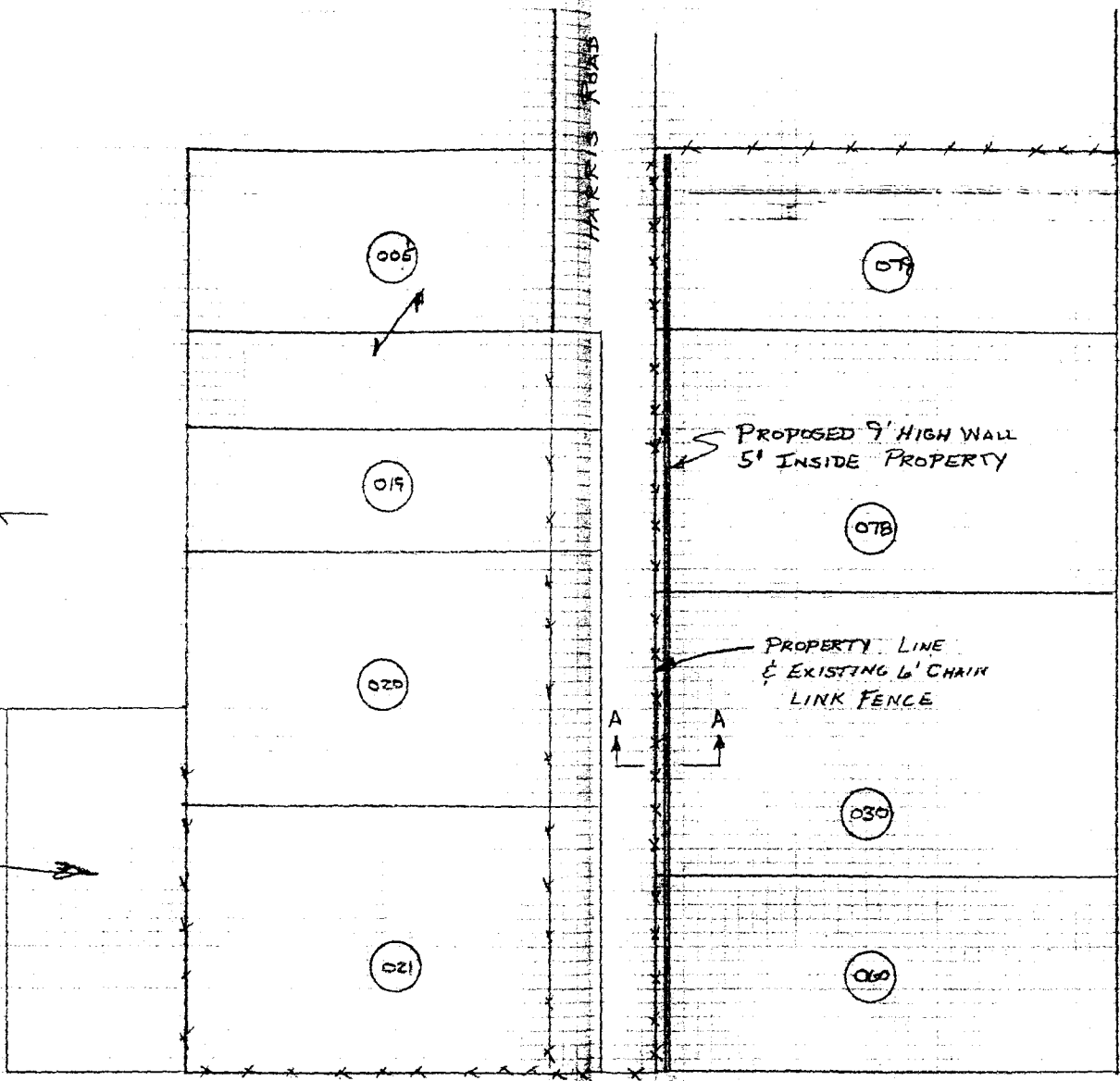
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

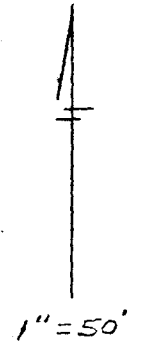


SECTION A-A

← GJ PIPE →



GUNNISON AVE



↪ GJ PIPE ↩

ACCEPTED SMC 3-4-98  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GJ PIPE

VARIANCE REQUEST  
 for  
 9' HIGH WALL  
 GRAND JUNCTION PIPE & SUPPLY CO.  
 2868 I-70B

2-6-98